

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Council members

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/(954) 797-1101

**SUBJECT:** Site Plan MSP 2-3-02, 12901 Orange Drive, generally located at the northwest corner of Orange Drive and Flamingo Road

**AFFECTED DISTRICT:** District 4

**TITLE OF AGENDA ITEM:** MSP 2-3-02, Southern Homes of Davie II, LLC, and Southern Homes of Broward, Inc. 12901 Orange Drive (A-1, Agricultural District)

**REPORT IN BRIEF:** The applicant proposes 79 single family homes on a 97-acre flag-shape site located at the northwest corner of Orange Drive and Flamingo Road. Orange Drive and Flamingo Road are designated scenic corridors by the Rural Lifestyle Ordinance. A ten-foot equestrian trail is proposed along Flamingo Road, the south and east property lines adjacent to Flamingo Commons and connecting to the existing trail along south side of Orange Drive. The site plan layout is consistent with the design principles of rural lifestyle requirements.

The applicant presents a master model plan including seven (7) floor models with 25 elevations. Should this master model plan be approved, the models will also be used for the up-coming projects known as Blackstone Creek, Diamond Creek, Charleston Oaks, Woodbridge, and Mill Creek. Most of the models present country styles, which incorporate front porches, decorative cornices, columns, and shutters. The proposed models are in consistent with the Anti-Monotony principles required by the Rural Lifestyle Ordinance.

Orange Drive and Flamingo Road are designated scenic corridors. One-hundred (100) feet scenic corridor buffer areas are required for both streets. A 20-foot landscaping buffer is provided along Orange Drive while a 50-foot scenic corridor area including a 20-foot landscaping buffer and a ten-foot equestrian trail are provided inside of the east property line along Flamingo Road. Landscaping design meets the scenic corridor requirements.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At May 13, 2003 Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Councilmember Crowley, to approve subject to staff's recommendations and the following conditions:

- Increase the height of the 11 Live Oaks at the main entrance to 20 feet overall.
- No planting of landscape material shall be in the 20-foot lake maintenance easement.
- Check into the location of trees within the horse trail, so that the horses could travel through it. (Motion carried 4-0, Mr. Engel absent)

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following conditions shall be addressed prior to final site plan approval:

1. Continue the sidewalk and street lighting (same theme) along Orange Drive (currently being installed by Imagination Farms) all the way to Flamingo Road.
2. To continue the recreational and equestrian trail along the east property line, provide a multi-purpose crossing (bicycle; pedestrian; equestrian) on Orange Drive to the Linear Park running along the south side of Orange Drive.
3. The lighting fixtures in the community shall utilize the approved lighting fixtures for Griffin Corridor consistent with the rural lifestyle.
4. Homeowner Association (HOA) document shall be recorded prior to the issuance of the first C.O. for the single-family homes. HOA document shall address that horses and barns be allowed subject to the Town of Davie regulations.
5. Temporary Use permit shall be approved by the Town Council for the sales trailer.

**Attachment(s):** Planning Report, Land Use Map, Zoning and Aerial Map, Site Plan

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

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**Application Information**

**Owner/Petitioner:**

**Name:** Southern Homes of Davie II, LLC, and Southern Homes of Broward, Inc.  
**Address:** 12900 SW 128 Street, Suite 100  
**City:** Miami, FL 33186  
**Phone:** (305) 971-0102

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**Background Information**

**Application History:** No deferrals have been requested.

**Application Request:** Site plan approval for the construction of 79 single family homes

**Address/Location:** 12901 Orange Drive, generally located at the northwest corner of Orange Drive and Flamingo Road

**Future Land Use Plan Designation:** Residential (1 DU/AC)

**Zoning:** A-1 (Agricultural District)

**Existing Use:** Vacant

**Proposed Use:** Single family homes

**Parcel Size:** 97.12 acres

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land Use Plan Designation:</u></b>
<b>North:</b>	Horse farm & Flamingo ESL	Residential (1 DU/AC)
<b>South:</b>	Flamingo Commons & Orange Drive	Commercial and Right-of-way
<b>East:</b>	Flamingo Commons & Flamingo Road	Commercial and Right-of-way
<b>West:</b>	Single Family (Imagination Farms)	Residential (1 DU/AC)

**Surrounding Zoning:**

**North:** A-1, Agricultural District  
**South:** B-3, Planned Business Center & Orange Drive

**East:** B-3. Planned Business Center & Flamingo Road  
**West:** E, Estate District

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## **Zoning History**

### **Previous Requests on same property:**

On October 2, 2002, the Town of Davie adopted Ordinance No. 2002-35 approving rural lifestyle regulations including the Scenic Corridors Overlay District.

On November 20, 2001, the Town Council approved the plat, Flamingo Plat.

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## **APPLICATION DETAILS**

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject property is a flag-shape site of approximately 97 acres in area. It is abutting a horse farm and Flamingo ESL site to the north, single-family residents (Imagination Farms) to the west, and the designated scenic corridors, Flamingo Road to the east and Orange Drive to the south. An existing lake separates the site from the commercial development (Flamingo Commons) at the southeast corner.

The applicant is proposing 79 single-family houses with minimum lot size of 35,000 square feet on the subject site. The site plan layout is consistent with the design principles of rural lifestyle requirements. The loop-pattern street system with a water body and open spaces limits the dead-end streets. The streets within the development are 50-foot public right-of-way with eight-foot swale to accommodate large street trees. Sidewalks are provided on both sides of streets.

2. *Equestrian Trail:* A ten-foot equestrian trail is proposed along Flamingo Road, the south and east property lines adjacent to Flamingo Commons and connecting to the existing trail along south side of Orange Drive. To continue the recreational and equestrian trail along the east property line, staff recommends providing a multi-purpose crossing (bicycle; pedestrian; equestrian) at Orange Drive to the Linear Park along the south side of Orange Drive. This can be accomplished with brick or other textured pavement and special signage.
3. *Building:* The applicant presents a master model plan including seven (7) floor models with 25 elevations. Should this master model plan be approved, the models will also be used for the up-coming projects known as Blackstone Creek, Diamond Creek, Charleston Oaks, Woodbridge, and Mill Creek.

Most of the models present country styles, which incorporate front porches, decorative cornices, columns, and shutters. Seventy percent (70%) of the models have garages facing side yard while 30 percent of models have garages recessed back from the front

yard. Roof materials are options of shingle, barrel tile, concrete flat tile, and metal roofs. Building colors are earth tones with options of stucco, sidings, decorative brick, and natural stone. The variety of building materials and colors will provide customers with different options and present interesting streetscape. In addition, the master model plan also includes some Mediterranean style buildings. The proposed models are in consistent with the Anti-Monotony principles required by the Rural Lifestyle Ordinance.

4. *Access and Parking:* The access to the site is on Orange Drive. Each single family home has a minimum of two car garage and driveway to accommodate parking requirements.
5. *Lighting:* The proposed photometric lighting plan meets the code requirements. Staff recommends that same street lights as Imagination Farms be carried on along Orange Drive to create the continuous streetscape on Orange Drive. The lighting fixtures in the community shall utilize the approved lighting fixtures for Griffin Corridor consistent with the rural lifestyle. The 16-foot streetlights with large canopy street trees will provide pedestrian friendly environments within the community.
6. *Landscaping:* Orange Drive and Flamingo Road are designated scenic corridors. One-hundred (100) feet scenic corridor buffer areas are required for both streets. In addition to the existing 80-foot right-of-way on Orange Drive, a 20-foot landscaping buffer is provided inside of the south property line to make the required 100 feet. On Flamingo Road, in addition to the minimum of 50 feet right-of-way at the south end of the street, a 50-foot scenic corridor area including a 20-foot landscaping buffer and a ten-foot equestrian trail are provided inside of the east property line.

The 20-foot landscaping buffers along Orange Drive and Flamingo Road are including street trees, canopy trees, sub-canopy trees and continuous hedges. Live Oaks and Mahogany trees are proposed street trees and canopy trees accented with flower and specimen trees including Pitch apple, and Gumbo Limbo, Cordia Sebestena, Geiger trees, etc. Rockscape waterfalls with different layers of landscaping materials around them provide natural attraction at the front entrance of the development.

The typical landscaping plan for each home indicates that canopy trees accented with flower trees, palms, shrubs and ground covers are provided to enhance the appearance of the buildings.

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## **Significant Development Review Agency Comments**

### Planning and Zoning:

Temporary Use permit shall be approved by the Town Council for the sales trailer.

### Engineering:

1. Continue the sidewalk and street lighting (same theme) along Orange Drive (currently being installed by Imagination Farms) all the way to Flamingo Road.
  2. To continue the recreational and equestrian trail along the east property line, provide a multi-purpose crossing (bicycle; pedestrian; equestrian) of Orange Drive to the Linear Park running along the south side of Orange Drive.
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### **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject site is located in Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West Ridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an area between Nob Hill Road and Pine Island Road.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 113.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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### **Staff Analysis/Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances.

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be addressed prior to final site plan approval:

1. Continue the sidewalk and street lighting (same theme) along Orange Drive (currently being installed by Imagination Farms) all the way to Flamingo Road.

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### **Site Plan Committee Recommendation**

At May 13, 2003 Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Councilmember Crowley, to approve subject to staff's recommendations and the following conditions:

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### **Town Council Action**

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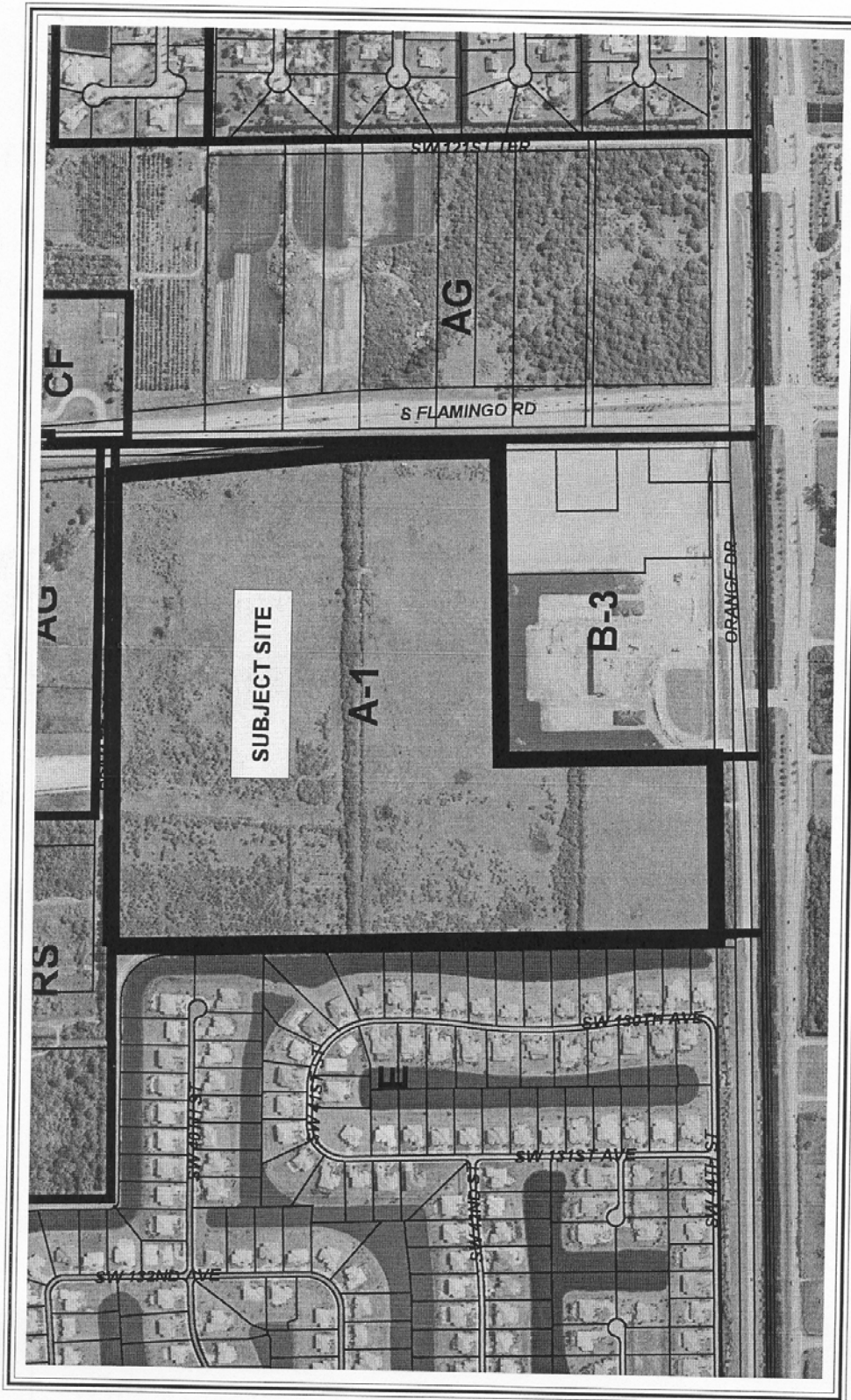
**Exhibits:** Site Plan, Future Land Use Map, Zoning and Aerial Map.

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_







Date Flown:  
12/31/00



600 0 600 1200 Feet

Planning & Zoning Division - GIS



# **SITE PLAN** **MSP 2-3-02** **Zoning and Aerial Map**

Date Prepared: 2/4/03  
Prepared By: ILD



Date Prepared: 2/4/03  
Prepared By: ILD

